

DEED OF DISTRIBUTION

020498

I, **Thomas E. Lehan**, of Skowhegan, County of Somerset, and State of Maine, duly appointed and acting personal representative of the **Estate of Clarence E. Lehan**, deceased, whose will was duly admitted to probate in the Probate Court for the County of Somerset, Maine, by the powers conferred by law, and every other power (in distribution of the estate) grants to **Thomas E. Lehan** of P. O. Box 1004, Skowhegan, Maine 04976; **Joan Dexter** of 9707 Beall Avenue, Damascus, Maryland 20872; and **Nancy Lehan** of 28 Deanna Drive #57, Somerville, New Jersey 08876, being the persons entitled to distribution, the real property in Kennebec County, Maine, described as follows:

A certain lot or parcel of land together with the buildings and improvements erected thereon, situated in Waterville, Kennebec County, Maine, and bounded and described as follows, to wit:-

Lots Number 12 and 13 according to a plan of College Avenue Heights made by Green & Wilson on August 1921 and recorded in the Kennebec Registry of Deeds. Lot number 12 has a frontage on Abbott Street of about fifty-two (52) feet, and lot number 13 has a frontage on said Abbott Street of about sixty-five (65) feet, both lots being about one hundred (100) feet deep.

Subject, however, to the following conditions and buildings restrictions: No building other than a private dwelling house for not over two family occupancy, together with private garage shall be erected upon said premises, and that no part of any building shall be placed nearer than twenty feet from the line of the street, provided, however, that steps, windows, porticoes and other projections thereto are to be allowed on said reserved space. Said dwelling house and garage shall cost not less than three thousand (\$3,000.00) dollars. The garage, unless built as part of the house, shall be set back at least sixty feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets.

Being the same premises conveyed by Raoul G. Dallaire conservator of the Estate of M. Lucienne Letourneau by deed dated March 16, 1972, to Clarence E. Lehan and Ellen B. Lehan, as joint tenants, and recorded in the Kennebec County Registry of Deeds in Book 1576, page 192.

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Ellen B. Lehan died on April 8, 1983, leaving Clarence E. Lehan as surviving joint tenant.

IN WITNESS WHEREOF, I, Thomas E. Lehan, Personal Representative of the Estate of Clarence E. Lehan, hereunto set my hand and seal in my said capacity this 29th day of July 1998.

Signed and Delivered
in the presence of:

Warren C. Shay
Witness

Thomas E. Lehan
Thomas E. Lehan
Personal Representative

STATE OF MAINE
Somerset, ss.

July 29, 1998

Personally appeared the above named Thomas E. Lehan and acknowledged the foregoing instrument to be his free act and deed in said capacity.

Before me,

Warren C. Shay
Notary Public
Warren C. Shay
Printed/Typed Name of Notary



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ATTEST: Rebecca Bush
REGISTER OF DEEDS